



Attachment 2
Board of Supervisors Conditions of Approval

Date: November 2, 2021 **File No.:** UPC18-0037
Site Address: 2260 Los Alamos Road, Santa Rosa **APN:** 030-090-002
Applicant/Operator: Castle Rock Ridge Inc., Patrick Bransford
Applicant Address: 2260 Los Alamos Road, Santa Rosa, CA 95409
Business Owner(s): Castle Rock Ridge Inc., Patrick Bransford
Landowner: Patrick Bransford
Landowner Address: 2260 Los Alamos Road, Santa Rosa, CA 95409

Project Description: A five-year limited term Use Permit for outdoor cannabis cultivation, totaling 43,560 square feet and propagation area of 25% of cultivation area, 10,890 square feet of propagation area and distributor-transport only, located on a 40-acre parcel zoned Resources and Rural Development and combining zone for Biotic Habitat at 2260 Los Alamos Road, Santa Rosa. Proposed hours of operation are 24 hours per day, seven days per week, as needed. Deliveries would be limited to 8:00 am to 5:00 pm Monday through Friday. The cannabis operation would employ up to four full-time employees and a maximum of four additional full-time employees during harvest season. No public access or retail sales are permitted.

Within 90 days of approval, a project timeline shall be submitted for site development. Prior to commencing the use evidence must be submitted to the file that all of the following conditions have been met.

FEES:

1. Permit Processing and Development Fees. This "At Cost" entitlement is not vested until all permit processing costs and development fees are paid in full. No grading or building permits shall be issued until all permit processing costs and development fees are paid in full.
2. CEQA Filing Fee. Within five working days after project approval, the applicant/operator shall pay a mandatory Notice of Exemption filing fee of \$50.00 (or the latest fee in effect at the time of payment) for County Clerk processing, made payable to Sonoma County Clerk and submitted to the Permit Sonoma project planner, unless the applicant requests an alternate payment method in advance of the fee due date. NOTE: If the fee is not paid within five days after approval of the project, it will extend time frames for CEQA legal challenges.



3. Condition Compliance Fee. At the time of submitting a building permit application, the applicant/operator shall submit to Permit Sonoma an Approved Permit Condition Compliance Review fee deposit of \$2,675.00 (or other amount consistent with the adopted fee schedule in effect at the time). In addition, the applicant/operator shall be responsible for payment of any additional compliance review fees that exceed the initial deposit (based upon hours of staff time worked) prior to final occupancy being granted.
4. Department of Agriculture Annual Site Monitoring Fee. Prior to building permit final or granting of occupancy for the use, the applicant/operator shall submit a Department of Agriculture Annual Site Monitoring Fee of \$900.00 (or other amount consistent with the adopted fee schedule in effect at the time) to Permit Sonoma to verify compliance with the ordinance for cannabis cultivation. The applicant/operator shall be responsible for payment of additional annual site monitoring fees for each year over the effective term of the permit. The annual site monitoring fee shall be paid by January 31 of each year the permitted operation is active.
5. Well Monitoring Fee. Prior to building permit final or issuance of a Use Permit Certificate to operate the use, the applicant/operator shall submit to Permit Sonoma an Annual Well Monitoring fee of \$224.00 (or other amount consistent with the adopted fee schedule in effect at the time). The applicant/operator shall be responsible for payment of additional annual well monitoring fees for each year over the effective term of the permit. The annual well monitoring fee shall be paid by January 31 of each year the permitted operation is active.
6. Traffic Mitigation Fee. Prior to building permit final or granting of occupancy for the use, the applicant/operator shall submit a Traffic Mitigation Fee to Permit Sonoma per Chapter 26, Article 98 of the Sonoma County Code. The fee is computed by multiplying project Average Daily Traffic (ADT) by the commercial fee in effect at the time of permit issuance. Evidence of payment shall be submitted to the Permit Sonoma Project Review Planner.

PERMIT SONOMA PLANNING DIVISION:

"Compliance with the conditions below have been verified " BY _____ DATE _____
Contact Marina Herrera (707) 565-2397

7. Type(s) and Limitations of Use:
 - a. This use permit allows for 43,560 square feet of onsite outdoor cannabis cultivation and 10,890 square feet of propagation area.
 - b. This use permit does not allow for cannabis distribution.
 - c. This use permit allows for cannabis distribution and transportation only.



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- d. This use permit does not allow public access to the cannabis operation.
 - e. This use permit does not allow any retail sales on-site or the delivery of cannabis to patients or the public.
 - f. The use shall be operated in accordance with the proposal statement and operational plans located in File No. UPC18-0037 as modified by these conditions.
8. Operational Requirements. The operation shall conform to the standards established by County Code Sections 26-88-250 through 26-88-256, and all other applicable requirements for the specific type of use and those of the underlying base zone, including the following:
 9. Special Events. Tastings, promotional activities, and events are prohibited by Sonoma County Code Section 26-88-250(c) and therefore are also prohibited by this Cannabis Use Permit.
 10. Term of Permit. This is a limited-term permit and does not run with the land. No property interest, vested right, or entitlement to receive a future permit to operate a cannabis use shall ever inure to the benefit of the permit holder as such permits are revocable and shall expire (Section 26-88-250 (e)). This permit for cannabis uses shall be issued to the applicant/operator for a period not to exceed five years from the date of issuance of the Use Permit Certificate and shall be subject to permit renewals. The Use Permit Certificate for UPC17-0041 shall expire five years after issuance, unless the applicant/operator applies for and is granted a permit renewal. The applicant/operator must apply for permit renewal at least 90 days prior to expiration of the permit to avoid interruption of service.
 11. Operator(s) and Employees: The applicant/operator and all employees must be age 21 years or older. This use permit allows for a maximum of 8 employees.
 12. Ownership changes. Written notification shall be provided to Permit Sonoma prior to any of the following changes: 1) a new person meeting the definition of cannabis business owner of the permit holder, 2) change in business entity type of the permit holder, 3) change in legal business name of the permit holder, 4) a new person serving as operator of the permit holder, or 5) a new property owner. Supporting documentation shall be submitted to Permit Sonoma within 30 days of any of the aforementioned changes.



13. Tracking. The applicant/operator shall comply with any labeling, testing, and track and trace program established by the County and state agencies. The Operator must maintain records tracking all commercial medical cannabis production and products and shall make all records related to commercial medical cannabis activity available to the County upon request.
14. State Licensing. The applicant/operator shall be required to obtain a state license and shall comply with any applicable state licensing requirements, such as operational standards and locational criteria.
15. Occupational Safety. The Operator shall comply with all federal, state and local laws and regulations governing California Agricultural Employers, which may include but is not limited to, federal and state wage and hour laws, CAL/OSHA, OSHA and the California Agricultural Labor Relations Act.
16. Security Plan. The operation shall maintain all aspects of the approved site security plan (held confidentially at Permit Sonoma). This shall, at a minimum, include professionally monitored video surveillance, of which recordings will be kept for at least 30 days, perimeter fencing, controlled access gates, locking doors, security lighting, and alarms. Weapons and firearms are prohibited. Cash shall be limited at the location to a minimum needed for the daily operations only and shall be placed in a secure location (e.g., locked drawer, safe, or similar storage cabinet with a locking mechanism). A log of security incidents shall be maintained and an annual report shall be submitted to Permit Sonoma by January 31 of each year the permit is active. The reporting shall be provided in a format agreed to by Permit Sonoma staff.
17. Energy Use. The applicant/operator shall submit and maintain documentation that the operation utilizes 100% renewable energy sources. Enrollment in the Sonoma Clean Power program has been submitted and shall be maintained, unless another 100 percent renewable alternative is proposed. Any request to modify the energy provider must be submitted to Permit Sonoma and approved prior to making any change in energy service.
18. Signage. The project approval does not include any signage. A separate administrative design review application will be required if any exterior signage is proposed.
19. Water Conservation Plan. A Water Conservation Plan for the operation shall be submitted for review and approval by Permit Sonoma. The Plan shall include all reasonably feasible measures to reduce water demand and enhance water resource recovery to the maximum extent feasible. Measures that must be evaluated include



installation of ultra-low-flow fixtures, best available conservation technologies for all water uses, rainwater and storm water collection systems, and graywater reuse. The approved Water Conservation Plan shall be implemented by the applicant/operator and verified by staff prior to issuance of the Use Permit Certificate or operation of the use.

20. Greenhouse Gas Reduction Plan. A Greenhouse Gas Reduction Plan to reduce greenhouse gas emissions in the design, construction, and long-term operations of the project shall be submitted for review and approval by Permit Sonoma. The Greenhouse Gas Reduction Plan shall include all reasonably feasible measures to reduce greenhouse gas emissions to the maximum extent feasible. Measures that must be evaluated include but are not limited to: best available conservation technologies for all energy and water uses; installation of renewable energy facilities to meet demand on-site; employing best management practices for carbon sequestration, such as no till soils, reduced use of fertilizers, etc. The approved Greenhouse Gas Reduction Plan shall be implemented by the applicant/ operator and verified by staff prior to issuance of the Use Permit Certificate or operation of the use.
21. Storm water. The applicant/operator shall comply with storm water management requirements to avoid any impacts on on-site drainage conditions.
22. Lighting. Prior to issuance of building permits, an exterior lighting plan shall be submitted for design review (by Permit Sonoma or Design Review Committee). Exterior lighting shall be low mounted, downward casting and fully shielded to prevent glare. Lighting shall not wash out structures or any portions of the site. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky. Flood lights are not permitted. All parking lot and street lights shall be full cut-off fixtures. Lighting shall shut off automatically after closing and security lighting shall be motion sensor activated. The Project Planner will conduct a site inspection to verify exterior lighting prior to final occupancy. Additional measures for lighting impacts include:
 - a. Lighting plans shall be designed to meet the Lighting Zone (LZ1 for dark areas, LZ2 for rural, LZ3 for urban) standards from Title 24, effective October 2005.
 - b. Parking lot fixtures shall not exceed 20 feet in height. All parking lot and/or street light fixtures shall use full cut-off fixtures.
 - c. All exterior fixtures shall be limited to lamps (light bulbs not exceeding 100 watts).
23. Cultural Resource Protection. The grading permit shall have the following notes printed on plan sheets prior to issuance:



"In the event that archaeological resources such as pottery, arrowheads, midden or culturally modified soil deposits are discovered at any time during grading, scraping or excavation within the property, all work shall be halted in the vicinity of the find and Permit Sonoma Project Review staff shall be notified and a qualified archaeologist shall be contacted immediately to make an evaluation of the find and report to Permit Sonoma. Permit Sonoma staff may consult with and/or notify the appropriate Tribal representative from Tribes known to have interests in the area. Artifacts associated with prehistoric sites include humanly modified stone, shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic resources include hearths, firepits, or house floor depressions whereas typical mortuary resources are represented by human skeletal remains. Historic artifacts potentially include all by-products of human land use greater than fifty (50) years of age including trash pits older than fifty (50) years of age. When contacted, a Permit Sonoma Project Review staff person and the archaeologist shall visit the site to determine the extent of the resources and to develop and coordinate proper protection/mitigation measures required for the discovery. Permit Sonoma may refer the mitigation/protection plan to designated tribal representatives for review and comment. No work shall commence until a protection/mitigation plan is reviewed and approved by Permit Sonoma. Mitigations may include avoidance, removal, preservation and/or recordation in accordance with California law. Archeological evaluation and mitigation shall be at the applicant's sole expense."

If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and Permit Sonoma staff, County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and the appropriate provisions of the California Government Code and California Public Resources Code will be followed."

24. Use Permit Certificate. A Use Permit Certificate with these conditions, approved proposal statement and approved floor plan shall be maintained on site and made available to county officials upon request.
25. Conformance with Statutes. This use shall be constructed, maintained, and operated in conformance with applicable county and state statutes, ordinances, rules, and regulations. A violation of any applicable statute, ordinance, rule, or regulation shall be considered a violation of this use permit, making it subject to revocation or modification.



26. Biological Site Assessment Recommendations. Biological resource protection recommendations included in the project Biological Resources Assessment prepared by Synthesis Planning dated February 2018, shall be implemented to minimize species disturbance during project operations, including but not limited to:
- 1) Environmental Awareness Training shall be presented to all personnel working in the field of the proposed project site;
 - 2) As close to the beginning of project activities as possible, but not more than 14 days prior, a qualified biologist shall conduct a final pre-construction survey of the proposed project site and buffer area to verify that no special-status wildlife species have become established in the project site or buffer area. A qualified biologist shall be present immediately prior to project activities that have potential to impact sensitive species to identify and protect potentially sensitive resources;
 - 3) Project site boundaries shall be clearly delineated by stakes and /or flagging to minimize inadvertent degradation or loss of adjacent habitat during project operations. Staff and/or its contractors shall post signs and/or place fence around the project site to restrict access of vehicles and equipment unrelated to drilling operations.

PERMIT SONOMA NATURAL RESOURCES SECTION:

**"Compliance with the conditions below have been verified " BY _____ DATE _____
Contact Permit Sonoma Natural Resources Geologist at (707) 565-1352**

PRIOR TO ISSUANCE OF THE USE PERMIT CERTIFICATE:

27. Prior to the issuance of the Use Permit certificate, an Easement is required to be recorded for this project to provide Sonoma County personnel access to any on-site water well serving this project and any required monitoring well to collect water meter readings and groundwater level measurements. Access shall be granted Monday through Friday from 8:00 a.m. to 5:00 p.m. All Easement language is subject to review and approval by Permit Sonoma Project Review staff and County Counsel prior to recordation.
28. Water well(s) serving this project shall be equipped to enable regular groundwater level monitoring, subject to approval by the Permit Sonoma Professional Geologist or Environmental Health Specialist.
29. Totalizing water meter(s) to measure all groundwater extracted for the use shall be installed, subject to approval by the Permit Sonoma Professional Geologist or Environmental Health Specialist.



30. A Site Plan showing the location of the well(s) with groundwater level measuring device(s) and the location of the water meter(s) shall be submitted to Permit Sonoma. The monitoring well(s) shall be marked with a measuring reference point. The well's Global Positioning System (GPS) coordinates (in NAD83 California State Plane II or WGS 84lat./long.) shall be noted. The height of the water level measuring reference point above the ground surface shall be specified. All available well completion reports for supply and monitoring wells shall be attached to the Site Plan.

OPERATIONAL REQUIREMENTS:

31. The existing off-stream reservoir with a minimum capacity of 3.2 acre feet shall be the primary source of irrigation water for cannabis cultivation. Surface water diversion and reservoir operation shall be conducted in a manner that is consistent with regulations set forth by the State Water Resources Control Board.
32. All Statements of Diversion and Use submitted to the State Water Resources Control Board shall be provided to PRMD by January 31 of the following year.
33. Groundwater Monitoring and Meter Calibration
- a. Groundwater levels and quantities of groundwater extracted for the use shall be measured quarterly. Data shall be reported to Permit Sonoma in January of the following year pursuant to Section WR-2d of the Sonoma County General Plan and County policies. Data should be provided on template monitoring forms provided by Permit Sonoma.
 - b. Water meters shall be calibrated, and copies of receipts and correction factors shall be submitted to Permit Sonoma at least once every five years.
 - c. If the County determines that groundwater levels are declining in the local groundwater basin, then the applicant shall submit and implement a Water Conservation Plan, subject to review and approval by PRMD.
34. Total groundwater use on the project parcel, inclusive of domestic uses, irrigation of cannabis, irrigation of landscaping and agriculture shall not exceed 0.5 acre feet per year. In the event that average water use over 3 years exceeds 0.5 acre feet per year, the applicant shall prepare or update the Water Conservation Plan to utilize the best available technologies to reduce water use, subject to review and approval by Permit Sonoma. In the event that average water use over 3 years exceeds the estimated water use of the approved Water Conservation Plan by more than 10%, Permit Sonoma shall bring this matter back to the BZA for review of additional measures to reduce net groundwater use.



35. The project shall comply with all applicable regulations, monitoring, and fees associated with the Groundwater Sustainability Agency as applicable to the project site.

PERMIT SONOMA FIRE PREVENTION DIVISION:

"Compliance with the conditions below have been verified " BY _____ DATE _____

Contact Fire Prevention at (707)-565-2361

Occupancy and Operation

36. Prior to operation, written approval that the required improvements and comments have been addressed and/or corrected shall be provided to PRMD from the County Fire Marshal/Local Fire Protection District.

37. The subject property (or properties) shall be in full compliance with Building Code regulations, Fire Code Regulations and Hazardous Materials regulations

- a. A fire inspection shall be conducted by the Sonoma County Fire Prevention to determine if the subject property (or properties) is currently in full compliance with applicable Building Code regulations, Fire Code Regulations and Hazardous Materials regulations.
- b. The Building (s) shall be fire sprinklered and contain a fire alarm system consistence with the occupancy type. Existing sprinklered or non-sprinklered buildings shall be verified based on design to be in compliance with specific occupancy type.

Operational Permits

38. An annual fire safety inspection is required for any facility requiring a Fire Code Operational Permit. The county or fire district which inspects the facility may charge and collect a fee for the inspection from the owner of the facility in an amount, as determined by the county or fire district, sufficient to pay the costs of the inspection.

Emergency Planning and Response

39. Fire Protection plan shall be provided prior to operation and shall provide information about the property including but not limited to the following. See Chapter 4 of the California Fire Code and <http://sonomacounty.ca.gov/FES/Fire-Prevention/Cannabis/>

- a. Emergency Contacts
- b. Address
- c. Property owner
- d. Site map with property lines
- e. Fire access roads including gates
- f. Water supplies and hydrants



- g. Location of hazardous materials
 - h. Utilities
 - i. Buildings and intended use
 - j. Employee training for use of regulated materials in the fire code
 - i. When required by the local fire jurisdiction special processing of cannabis may require the facility to have identified trained staff including a main point of contact to oversee and train employees in the special process.
 - ii. This process shall have onsite training records for review and a manual in address emergencies associated with the special process.(Example is extraction equipment)
40. Prior to operation the applicant and or operator shall at a minimum facilitate locating an emergency, avoid delays in response and provide for safe access for emergency fire apparatus and civilian evacuation concurrently, and shall provide and unobstructed traffic circulation during an emergency, and shall be constructed and maintained as required by Board of Forestry Fire Safe Regulations, including the approved Exception to Standards and site map pursuant to 14 CCR §1270.06, and the California Fire Code. The following shall be approved by the fire code official prior to operation.
- a. All roadway structures, such as bridges and crossings, that are part of an emergency access shall have their allowable weight limit (as determined by an engineer qualified to evaluate roadway structures) posted as required by the California Fire Code as adopted and amended by Sonoma County Code.
 - b. All existing roads providing access to new commercial cannabis operations with structures shall be provided with an access road not less than 20 feet in width. Access roads may be allowed to be reduced to 12 feet in width with turnouts as approved by the fire code official.
 - i. This requirement shall apply from the property line of the application to the public right-of-way.
 - ii. Applicant shall provide the turnouts, turnarounds, gates, signage, access to emergency water supplies for extended fire fighting capability, and defensible space as set forth in the Exception to Standards. The Exceptions to Standards provide the same practical effect as the Board of Forestry regulations towards providing defensible space and providing an alternative with the capability of applying accepted wildland fire suppression strategies and tactics for fire fighter safety, including access for emergency wildland fire equipment; safe civilian evacuation; signing that avoids delays in emergency equipment response; available and

accessible water to effectively attack wildfire or defend a structure from wildfire; and fuel modification sufficient for civilian and fire fighter safety pursuant to 14 CCR §1270.06; 14 CCR §1271.00. The Exceptions to Standards were submitted to CalFire on September 9, 2021 (“Exception to Standards”).

- c. All roadways and building shall be identified by approved road signs clearly visible and legible from the roadway and at interchanges, as required by the California Fire Code as adopted and amended by Sonoma County Code, and as required by Board of Forestry Fire Safe Regulations.

Water Supply

- 41. Emergency water supply for fire protection shall be available and accessible in locations, quantities and delivery rates as specified in the California Fire Code as adopted and amended by Sonoma County Code, and as documented in the Site Maps provided by the applicant in the Exceptions to Standards.

Vegetation Management

- 42. To reduce the intensity of a conflagration by the proposed project shall be in accordance with the California Fire Code as adopted and amended by Sonoma County Code, Board of Forestry Fire Safe Regulations and Sonoma County Code Chapter 13A.

SONOMA COUNTY ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

"Compliance with the conditions below have been verified " BY _____ DATE _____
Contact Sonoma County Environmental Health at (707) 565-6562

- 43. If composting on site is proposed, a review of the proposal is required by the Sonoma County Local Enforcement Agency for Solid Waste to determine if a Solid Waste Permit is required prior to commencing operations.

PERMIT SONOMA PROJECT REVIEW SECTION-HEALTH:

"Compliance with the conditions below have been verified " BY _____ DATE _____

OPERATIONAL REQUIREMENTS:

Noise:

- 44. Noise shall be controlled in accordance with Table NE-2 (or an adjusted Table NE-2 with respect to ambient noise as described in General Plan 2020, Policy NE-1c), as measured at the exterior property line of any affected residential or sensitive land use:



TABLE NE-2: Maximum Allowable Exterior Noise Exposures

Hourly Noise Metric ¹ , dBA	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
L50 (30 minutes in any hour)	50	45
L25 (15 minutes in any hour)	55	50
L08 (4 minutes 48 seconds in any hour)	60	55
L02 (72 seconds in any hour)	65	60
¹ The sound level exceeded n% of the time in any hour. For example, the L50 is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L02 is the sound level exceeded 72 seconds in any hour.		

45. If noise complaints are received from nearby residents, and they appear to be valid complaints, then the applicant/operator shall conduct a Noise Study to determine if the current operations meet noise standards and to identify any additional noise Mitigation Measures that may be necessary. A copy of the Noise Study shall be submitted to the Project Review Project Planner within 60 days of notification from Permit Sonoma that a noise complaint has been received. The applicant/operator shall implement any additional Mitigation Measures needed to meet noise standards.

Smoking:

46. “No Smoking” signs shall be conspicuously posted at the point of entry into every building where smoking is prohibited by Chapter 32 of the Sonoma County Code. The California Health and Safety Code (Section 113978) also requires the posting of “No Smoking” signs in all food preparation areas, all retail food storage areas, and all food utensil washing areas. Note that Health and Safety Code Section 113781 definition of food includes any beverage intended for human consumption.

47. A “Designated Smoking Area” may be established in unenclosed areas consistent with Sonoma County Code Section 32-3. Designated Smoking Areas must be at least 25 feet away from any building or area where smoking is prohibited, must be conspicuously identified by signs as a smoking area, and shall be equipped with ash trays or ash cans.

48. Smoking or consumption of cannabis or materials containing cannabis is prohibited on the site.



SONOMA COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS:

“Compliance with the conditions below have been verified” BY _____ DATE _____

Contact Transportation & Public Works at 707-565-2231

Intersections of Roads and Driveways:

49. The applicant/operator shall construct a driveway entrance that conforms to American Association of State Highway and Transportation Officials (AASHTO) standards and meets the following criteria to allow for the smooth and safe movement of passenger vehicles entering and exiting the public road that provides access to the property (i.e., Los Alamos Road). This condition shall be void if the existing entrance already meets these requirements. A signed and stamped statement from a Registered Civil Engineer, licensed in the State of California, will be required to prove the driveway (project’s entry to Los Alamos Road) meets these requirements:
- a. A minimum paved throat width of twenty four (24) feet. If physical or legal limitations prevent the Applicant from constructing the required entry width, consideration may be given for a narrower paved throat width with the written approval of Sonoma County Fire Prevention. The Applicant shall document the limitations by providing an exhibit showing the maximum possible paved throat width as well as other design parameters to Sonoma County Fire Prevention and the Department of Transportation and Public Works (DTPW) for review. Deviation will require approval by the DTPW. In conjunction with a reduced entry width, the Applicant shall improve the turnout preceding the entry with the structural section shown on the August 2018 version of Standard 815 available from DTPW.
 - b. Entrance curves having a minimum pavement radius of 25 feet; the entrance curves shall begin on a line that is 12 feet distant from, and parallel with, the physical centerline of Los Alamos Road. A 1:10 pavement taper shall be constructed on both sides of the entrance. Entrance curve radii may be reduced with the approval of the Fire Prevention Division of the Sonoma County Permit and Resources Management Department.
 - c. The minimum sight distance for vehicles entering and exiting the driveway shall be in accordance with current AASHTO requirements for the speed traveled on Los Alamos Road. It is preferred that the driveway access intersect the public road as close to perpendicular as possible (no more than 20 degrees off of perpendicular); however, if acceptable sight distance is proven by a signed and stamped report from a Registered Civil Engineer, licensed in the State of California, the angle of the driveway entering the public road may remain unchanged.



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- d. Any monuments and/or signs that result from this proposal shall be located outside of the necessary sight distance triangles to achieve the minimum AASHTO required sight distance at each driveway.
 - e. The entry shall be surfaced with asphalt concrete a minimum distance of 25 feet from the existing edge of pavement.
 - f. Refer to County of Sonoma Department of Transportation and Public Works Construction Standard Drawing 814, latest revision, for private road and driveway intersection details.
50. The applicant shall maintain all existing and proposed vegetation within the public right-of-way to preserve the sight distance triangles necessary to achieve the minimum AASHTO required sight distance at any project driveway where it intersects a public roadway.
51. Driveway cross-drains within the County right-of-way shall be upgraded to a minimum 18-inch culvert under the driveway.

Emergency Vehicle Access:

52. The Applicant shall locate driveway gates a minimum distance of 30 feet from the edge of the public road traveled way, in accordance with Sonoma County Mandatory Fire Safe Standards, Section 13-38.

Processing:

53. The applicant/operator shall obtain an Encroachment Permit issued by Permit Sonoma prior to constructing any improvements within County road right-of-way.

GENERAL USE PERMIT OPERATIONAL CONDITIONS:

The Use Permit and operation of the use are subject to the following general provisions:

54. Any proposed modification, alteration, and/or expansion of the use authorized by this use permit shall require the prior review and approval of Permit Sonoma or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified use permit and additional environmental review, if warranted.
55. The Director of Permit Sonoma is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely achieved in some other manner. The applicant/operator



must submit a written request to Permit Sonoma demonstrating that the condition(s) is infeasible due to specific constraints (e.g., lack of property rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. Permit Sonoma shall consult with affected departments and agencies and may require an application for modification of the approved permit. Changes to conditions that may be authorized by Permit Sonoma are limited to those items that are not adopted standards or were not adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from Permit Sonoma and shall not affect the original permit approval date or the term for expiration of the permit.

56. This permit may be subject to revocation or modification by the Board of Zoning Adjustments if: (a) the Board finds that there has been noncompliance with any of the conditions or (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code.

57. In any case where a use permit has not been used (as evidenced by issuance of a Use Permit Certificate to operate) within two (2) years after the date of the granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect, provided however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26-92-130 of the Sonoma County Code.